FILE NO.: 353.0311619TN\M
LOAN NO.: 175111\CONV

Davidson County DEEDTRS
Recvd: 08/01/05 09:29 3 pg:
Fees:18.00 Taxes:517.96

20050801-0089355

THIS INSTRUMENT PREPARED
BY & RETURN TO:
Priority Trustee Services of TN, L.L.C.
1587 N.E. Expressway
Atlanta, GA 30329

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 10, 2002 and recorded in the Register's Office of Davidson County, TN, at Instrument 200201150006255, ("Deed of Trust")Beverly D. Qualls and Larry Parker conveyed to Homeowner's Title & Escrow, LLC., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the beneficial interest of said Deed of Trust was last transferred and assigned to Homecomings Financial Network, Inc.; and

WHEREAS, **Homecomings Financial Network, Inc.,** being the owner and holder of the debt secured, appointed the undersigned as Substitute Trustee by instrument of record at **Instrument 20050707-0078650** in the Register's Office of Davidson County, TN; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of TN and the terms and provisions of said Deed of Trust on 06/30/2005, 07/07/2005, 07/14/2005, in THE NASHVILLE RECORD, by which advertisement the sale was held on July 21, 2005, at the At the corner of Fifth and Broadway at the Main Entrance to the Gaylord Entertainment Center in Nashville, Davidson County, TN, in bar of the equities of redemption, dower, and homestead; and

WHEREAS, at the time and place mentioned in said advertisement, Higgins, Himmelberg & Piliponis, P.L.L.C., the undersigned's agent, offered said property for sale at public outcry to the highest and best bidder for cash, at which sale **Homecomings Financial Network, Inc.**, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $139,990.00; and

WHEREAS, the owner and holder of said debt for which said property was sold has complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by Homecomings Financial Network, Inc. as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Homecomings Financial Network, Inc.**, its successors and assigns, in fee simple forever, the following described real property situated in the County of Davidson, State of TN:

The land referred to in this Commitment is described as follows: A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 7 on the Plan of Craighead Lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J.R. Wauford & Company, Consulting Engineers, August 23, 1962, described as follows, to-wit: TRACT 1: Beginning at a point on the westerly right of way of Saunders Avenue, said point being south 2 degrees 31 minutes east, 10.55 feet, more or less, from the southerly margin of Walton Lane; thence along said westerly right of way south 2 degrees, 31 minutes east, 125.46 feet to a point at the southeast corner of the property conveyed from King to Bates in Deed Book 3502, page 358; thence along the southerly line of said tract, westerly 164.6 feet, more or less, to the southwest corner of the Bates property; thence north 2 degrees, 22 minutes east 137.2 feet to the southwest corner of the property conveyed from Harding to Reed in Deed Book 5447, page 198; thence with said Reed property and severing the property described in Deed Book 4515, page 376, south 88 degrees, 19 minutes east, 152 feet, more or less to a point in the westerly margin of Saunders Avenue, the point of beginning and described (in part) according to a survey by Clyde Anderson, June 1971. Also conveyed herewith is a 12 foot strip of land described as follows: TRACT 2: A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot 7 on the Plan of Craighead lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J.R. Wauford & Company, Consulting Engineers, August 23, 1962, as follows: Beginning at a point at the southwest corner of property described in Deed Book 3502, page 358, Being south 2 degrees, 22 minutes west, 287.2 feet from the southerly margin of Walton Lane; thence along the southerly line of property described in Deed Book 3502, page 358, Easterly 164.6 feet, more or less, to the westerly right-of-way of Saunders Avenue; at the southeast corner of

property described in Deed Book 3502, page 358, said point being south 2 degrees 31 minutes east 276.01 feet from the southerly margin of Walton Lane; thence south 2 degrees 31 East 12.32 feet, more or less, along said westerly right-of-way of Saunders Avenue to an iron pin; thence north 87 degrees 29 minutes east, 164.6 feet to an iron pin; thence north 2 degrees 22 minutes east, 12.0 feet to the point of beginning. Described (in part) according to a survey by Clyde Anderson dated June 1971. Being the same property conveyed to Beverly D. Qualls and Larry Parker, both unmarried, as joints tenants with rights of survivorship by deed from Robert B. Sloan, Sr. and wife, Barbara A. Sloan of record in Instrument No. 20000310-0025076, Register's Office for Davidson County, Tennessee. The address of the above described property is: 4617 Saunders Avenue, Nashville, TN 37216.

The last recorded Warranty Deed was filed of record at Instrument 200003100025076 in the Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Homecomings Financial Network, Inc.**, its successors and assigns forever, to whom the said, **Priority Trustee Services of TN, L.L.C**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, **Priority Trustee Services of TN, L.L.C**, Substitute Trustee, has hereunto set his hand, this 21st day of July, 2005.

Priority Trustee Services of TN, L.L.C
Substitute Trustee

STATE OF GEORGIA

COUNTY OF DEKALB

On this 21st day of July, 2005, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dionne Simmons, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be the Vice President of **Priority Trustee Services of TN, L.L.C.**, the within named bargainor, and as such officer or member being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the limited liability company by himself or herself as such officer or member.

WITNESS my hand and Notarial Seal the day and year above written.

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2009

Notary Public

My Commission Expires: _____

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STATE OF GEORGIA

COUNTY OF DEKALB

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,990.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 21ST DAY OF JULY 2005.

RICHETTA MILTON NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES JAN. 27, 2009

Notary Public

My Commission Expires: _____

MSP No.: 353.0311619TN (Quals)
Lender Loan No.: 175111

FILE NO.: 353.0311619TN\M
LOAN NO.: 175111\CONV

Property Address: 4617 Saunders Ave, Nashville, TN 37216
Tax Parcel ID No.: 51-15; 22.00

Mail Tax Notices To and Property Owner:

Wilshire Credit Corporation/FNFS
1270 Northland Drive, Suite 200
Mendota Height, MN 55120